



MEMORANDUM

May 10, 2012

TO: Historic District Commission

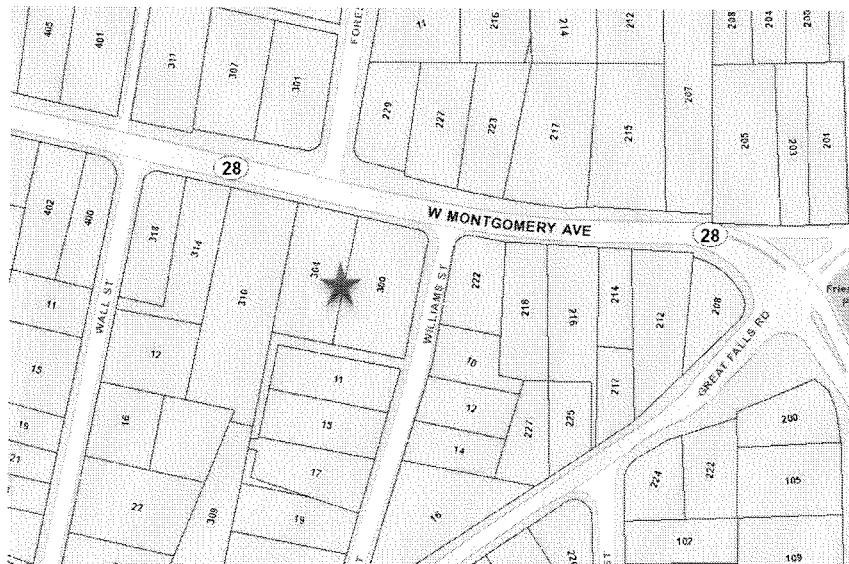
FROM: Robin D. Ziek, Historic Preservation Planner

SUBJECT: Two proposed plats with historic district zoning

Attached please find copies of subdivision plats proposed for two properties that have historic district zoning:

Plat #1: 300 W. Montgomery Avenue (Pumphrey's Funeral Home)

The property owner proposes to combine two deeded lots into one record lot. The property is zoned R-90 HD, and currently consists of P303 and P304. The total combined area is 1.08 acres (46,967 sf). There are no proposed alterations within the historic district (see Attachment A for proposed plat).

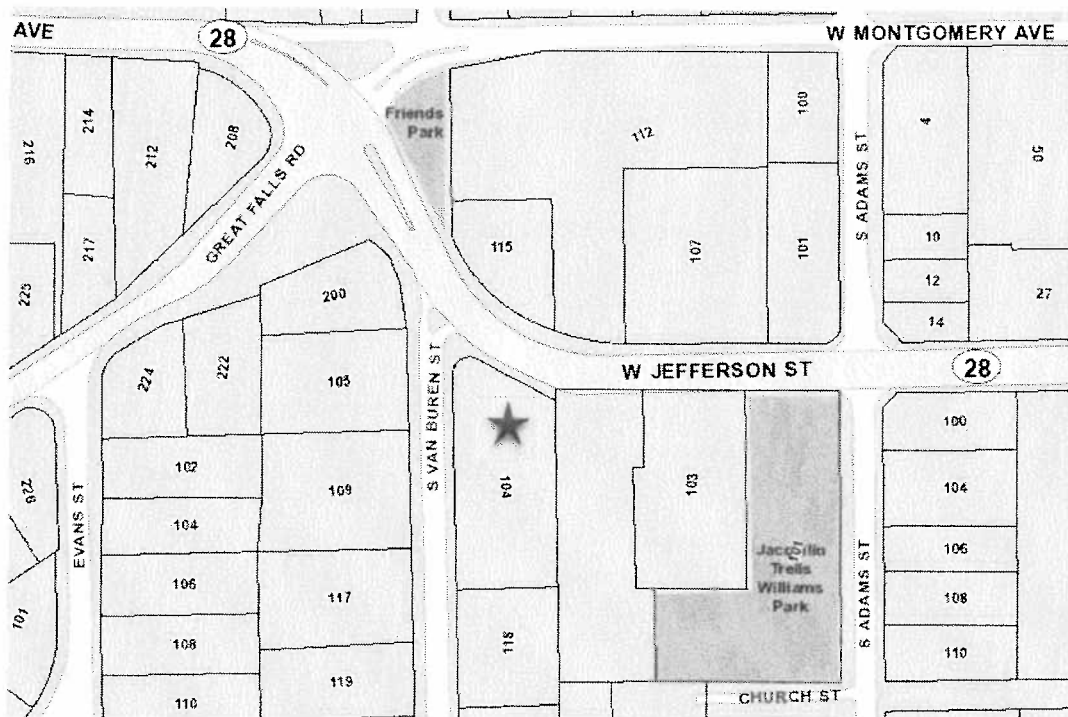


May 10, 2012

Plat #2: 104 West Jefferson Street (the Prettyman House)

The property owner proposes to subdivide the property into two lots. The property is zoned R-90 HD, and consists of Lot P431 with a total area of .632 acres (27,538 sf). The proposed subdivision was reviewed by the HDC in 1999 for a recommendation to the Planning Commission. At their September 15, 1999 meeting, the HDC recommended that the proposed subdivision would not adversely impact the West Montgomery Avenue Historic District (see Attachment B for proposed plat, HDC Minutes of the 9/15/1999 meeting, HDC Recommendation, and Planning Commission Staff Report for 10/27/1999 meeting for background information). The application was denied by the Planning Commission, but the decision was appealed to Circuit Court and reversed. The subdivision was approved with new findings by the Planning Commission as directed by the Circuit Court, but not recorded by the eventual property owner.

The owner is aware that any new construction on an approved new lot will require HDC review/approval.



ATTACHMENTS

- A. Proposed plat for 300 W. Montgomery Avenue
- B. Proposed plat for 104 W. Jefferson Street, HDC Minutes (9/15/1999), HDC Recommendation (10/26/1999), staff report to Planning Commission (10/21/1999)

cc: Jim Wasilak, Chief of Planning
Susan Swift, Director, CPDS

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	20.00'	28.30'	87°19'33"	17.18'	S 55°04'00" E	24.08'

WEST MONTGOMERY AVE
(VARIABLE WIDTH R/W SHA PLAT 52193)

S 77°01'54" E 101.42"

S 77°16'41" E 100.81"

R=20.00'

L=28.00'

C1

L=28.00'

N/F
J.K. & M.K. BOWEN
L35841 F.471

OWNER'S CERTIFICATE

we, NAY LARSEN, Corp., a Maryland corporation, owner of the property shown hereon, hereby adopt this plat of subdivision. The Stormwater Management (Easement) herein shall be established and granted to the Mayor and Council of Rochelle for their own separate agency. As owners of the property shown hereon, we, our successors and assigns, shall cause all property corner markers and any other required monuments to be established by a Registered Maryland Land Surveyor, in accordance with Division A, Section 25-760 of the Maryland Civil Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision except a certain deed of trust and no parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

RAP Leasing Corp

Date _____

Date _____

N/F
WHALEN, R.J. & M.F.
L32231 F.249

Notes:

This property is zoned K-10.

The Stormwater Management Elements shown herein are subject to the terms and conditions of a document entitled "Stormwater Management Element: Stormwater Management Inspection and Maintenance Agreement" to be returned within the Limit Period of Stormwater County, MA following the recalculation of this sheet.

To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor. The distances shown on this plot are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

FOR PUBLIC WATER AND SEWER ONLY

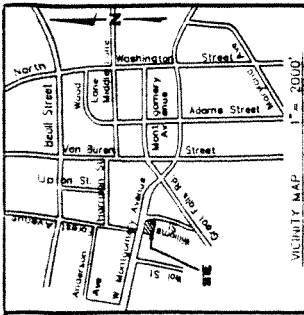
THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED: _____ DATE _____
WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

DATE: _____
Plat No.: _____

Plat No.:

PLAT No.



TAX MAP NO.

N/F
DARLENE B. PIERRO
L17339 F.262

SURVEYOR'S CERTIFICATE

A review of all the plat shown herein is correct, that it is a subdivision of all of the land covered by Robert A. Pumphrey and Claire A. Pumphrey to RAP Leasing Corp., being dated September 13, 1977 and recorded among the Land Records of Montgomery County, Maryland, in File 5013 at Folio 484; and also being a continuation of a plat of said land contained on a plat of said land entitled "N-1" and containing 64 sections, covering mining and Land Records in Plot Book A, as Plat No. 6, the hereby certified that all of instruments shown thus (5), and all property markers and other boundary markers shown thus (6) will be placed as indicated to the approved finished grade in accordance with the provisions of the Act of March 10, 1933, Chapter 232, Section 10, and the final decision by the plat. The total area included on this plat is 46.687 square feet or .17821 acres.

Date _____

Macrae, Hendricks & Glascock, P.A.
By: Barry E. Hoyle
Professional Land Surveyor
Md. Reg. No. 21135
Expiration Date: June 21, 2012

25

WILLIAMS SUBDIVISION
OF PART OF
ROCKVILLE
PLAT 169

RECEIVED
NOV 16 2011
LAWRENCE J. P. MONTANA
AND DEVELOPMENT SERVICES

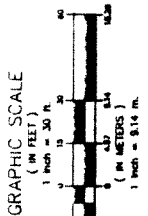
PLAT OF SUBDIVISION
LOT 1

PUMPHREY FUNERAL HOME
ELECTION DISTRICT No. 4
CITY of ROCKVILLE, MARYLAND
SCALE: 1" = 30' NOVEMBER, 2011

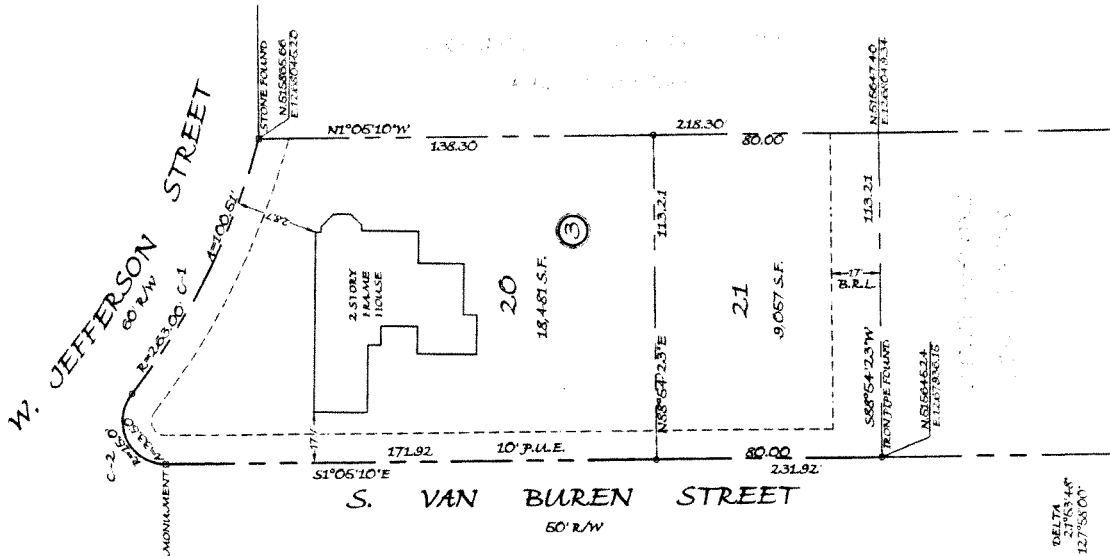

MHG

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
Phone 301.670.0640
Fax 301.648.0883
www.mhga.com

JOB NO. 2011.105



PLAT NO.

VICINITY MAP
SCALE: 1" = 200'

NOTES:

1. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

PLAT OF SUBDIVISION LOTS 20 & 21 BLOCK 3 ORIGINAL TOWN OF ROCKVILLE

CITY OF ROCKVILLE
ELECTION DISTRICT 4
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' APRIL 12, 2012

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804

8865

OWNER'S CERTIFICATION
I, undersigned, owners of the property shown herein, hereby adopt this plan of subdivision, and establish the minimum building restriction lines. Owners will cause all property corner pipes and monuments will be set at established grade in accordance with Division 4, Section 25-776 of the Rockville Code.

I, undersigned, owners of the property shown herein, hereby adopt this plan of subdivision, and establish the minimum building restriction lines. Owners will cause all property corner pipes and monuments will be set at established grade in accordance with Division 4, Section 25-776 of the Rockville Code.

Witness _____ Date _____ James G. Fegan, Jr.

Witness _____ Date _____ Michael K. Fegan

Final Bank:

reby assent to this plan of subdivision.

Witness _____ Date _____ Trustee

VEYOR'S CERTIFICATION

I hereby certify that the plat shown herein is correct; that it is a subdivision of land described in a deed from James G. Fegan, Jr. and Michael K. Fegan, Jr. to Michael K. Fegan or James G. Fegan, Jr., Trustees or their assigns in trust under The Michael K. Fegan Living Trust, said deed dated 5/20/01, and recorded in Liber 19807 at Folio 10, among the land records of Montgomery County, Maryland. I further certify that once engaged as a surveyor in the owner's certification herein, all monuments shown thus on the plat shown herein will be set in accordance with Division 4, Section 25-776 of the Rockville City Code. Total area included on this plat is 27,538 square feet or 0.63220 acres of land. There is no dedication to the public use.

THOMAS A. MADDOX - Professional Land Surveyor
Land Registration #10850 - Expires 4/03/2014

Date

TOTALS	2
NUMBER OF LOTS	27,538 S.F.
AREA OF LOTS AND OILLOTS	0.00 S.F.
AREA OF DEDICATION	0.00 S.F.
AREA SHOWN ON PLAT	27,538 S.F.

NO.	CHORD	DIST.	RADIUS	ARC	TANG.	DELTA
C-1	N64°02'25"W	30.30	243.00	100.61	60.88	27°43'44"
C-2	S62°54'40"W	26.36	15.00	15.00	30.73	127°58'00"

CURVE TABLE

PUBLIC WATER AND SEWER SYSTEMS ONLY
CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED
COMMENT TO THE INSTALLATION OF WATER,
SEWER AND STREETS

RECORDED

PLAT NO.

CHAIR _____ CITY MANAGER

VER'S CERTIFICATION

I, undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, and establishes the minimum building restriction lines. Owners will cause all property corner pipes and monuments will be set at established grade, in accordance with Division 4, Section 25-776 of the Rockville Code.

There are no recorded suits, actions of law, leases, liens, mortgages, or trusts affecting the property included in this plat of subdivision except for a certain it and the party in interest thereto has hereon indicated its assent.

Witness _____ Date _____ James G. Fegan, Jr.

Witness _____ Date _____ Michael K. Fegan

Final Bank:

reby assent to this plan of subdivision.

Witness _____ Date _____ Trustee

VEVOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of land described in a deed from James G. Fegan, Jr. and Michael K. Fegan, Jr. to Michael K. Fegan or James J. Fegan, Jr., Trustees or their assigns in trust, under The Michael K. Fegan Living Trust, said deed dated 5/5/2001, and recorded in Liber 19807 at Folio 10, among the land records of Montgomery County, Maryland. I further certify that, once engaged as a surveyor in the owner's certification hereon, all monuments shown thus from pipes shown thus-o will be set in accordance with Division 4, Section 25-776 of the Rockville City Code. Total area included on this plat is 27,538.76 square feet or 0.633220 acres of land. There is no dedication to the public use.

MAS A. MADDOX - Professional Land Surveyor
 Maryland Registration # 108850 - Expires 4/03/2014

TOTALS	
NUMBER OF LOTS	2
SQ. FT. OF LOTS AND QUILTS	27,538.76
SQ. FT. OF DEDICATION	0.00
TOTAL AREA SHOWN ON PLAT	27,538.76

PUBLIC WATER AND SEWER SYSTEMS ONLY
 CITY OF ROCKVILLE PLANNING COMMISSION
 ROCKVILLE, MARYLAND

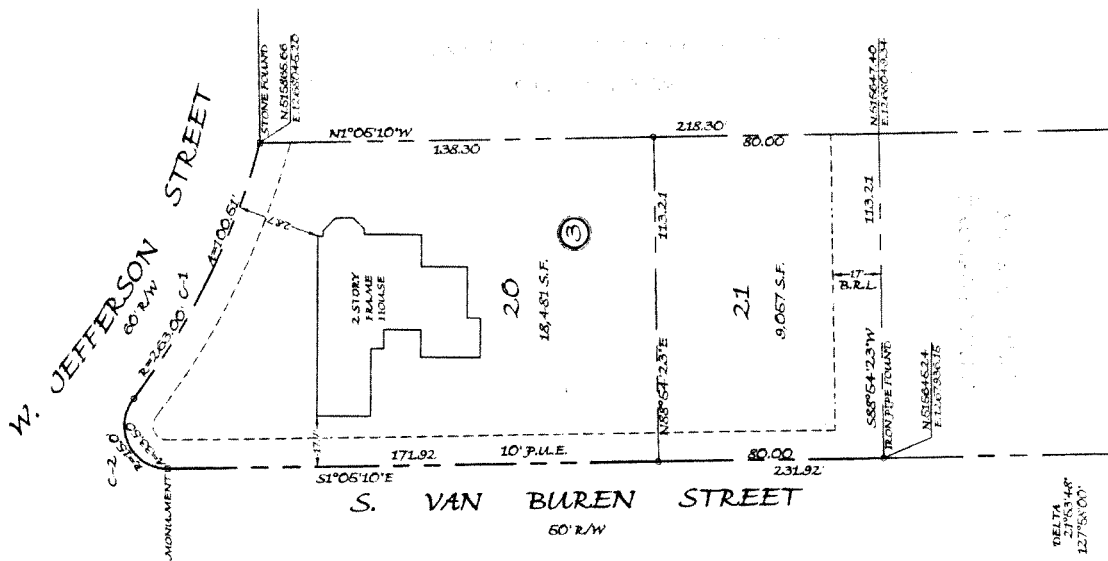
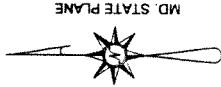
APPROVED _____
 BUT COMMENT TO THE INSTALLATION OF WATER,
 SEWER AND STREETS

CHAIR _____ CITY MANAGER

RECORDED:

PLAT NO. _____

PLAT NO.



VICINITY MAP
 SCALE: 1" = 2000'

NOTES

1. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT OR NOTE ALL MATTERS AFFECTING TITLE.

PLAT OF SUBDIVISION
 LOTS 20 & 21 BLOCK 3
 ORIGINAL TOWN OF
 ROCKVILLE

CITY OF ROCKVILLE
 ELECTION DISTRICT 4
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 30' APRIL 12, 2012

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

HDC MINUTES - MEETING 9-98
SEPTEMBER 15, 1999

6

3. If archeology is not completed in the area to be disturbed, the project will be delayed until the survey is completed.

VOTE: 5-0

B. Applicant: Dr. John Law
104 W. Jefferson Street
R-90 lot subdivision
RECOMMENDATION TO PLANNING COMMISSION

Staff said the subdivision application was filed on September 15, 1998, and Dr. Law was present to explain the sketch plan included in the brief book. As there is no application before it, the HDC will make a recommendation to the Planning Commission regarding the subdivision and any potential structures built on the site. Staff entered a letter into the record from Frances Parks stating she is a neighbor and has no objection to the subdivision.

Dr. Law explained that the portion to be subdivided at the rear portion of the larger lot was fenced off from the house and was used for trees and shrubs. The prospective purchaser was John DuFief, a local builder who would be sympathetic to the site. Mr. DuFief had already requested guidance on building on the potential lot from City staff. Dr. Law observed that the rear lot would become part of the Van Buren Avenue streetscape and the view of the Prettyman House and lot from Jefferson would not change.

Commissioners Brenneman, Moloney, Crawford and Neal Powell concurred that the subdivision would have no adverse impact on the Prettyman House and any future construction should be compatible in siting, setback, mass, and materials with the established streetscape and historic house. It was noted that the new lot was not incompatible with the lot size and land use along Van Buren and any construction on it would require an HDC certificate of approval. Commissioner Noble concurred on the specifications for new construction, but stated that he believed that subdivision of original large lots over time would change Rockville's historic character of a country town with large house lots suitable for gardens and animals to an urban environment. The recommendation passed.

IV. COURTESY REVIEW

A. 107 W. Jefferson Street (TENTATIVE)
Cooke Luckett House (M:26/10/23)
Proposed addition to historic building

Staff said representatives of the owner had called about reviving the prior plan for an addition, which had been approved by the HDC but expired before the project began. No representatives were present to discuss new plans, so the review was deferred.

Bob Eckman, Carr Avenue, represented Rockville United Methodist Church, an adjacent property. He said the church had not had an opportunity to comment on the previous plan, but felt that the previous plan was not appropriate for the property due to the size of the addition and the percentage of green space that would be paved for parking. He asked that the church be kept informed of progress on this proposal.




City of Rockville

MEMORANDUM

October 26, 1999

TO: Bob Spalding, Chief of Planning

FROM: Judy Christensen, Preservation Planner 

SUBJECT: HDC purview of new construction on West Jefferson and S. Van Buren Streets

The HDC previously reviewed the proposed subdivision of Dr. Law's property at 104 W. Jefferson Street and found that it would not have an adverse impact on the West Jefferson streetscape in the historic district. However, the HDC noted at that time that any development on a newly recorded lot in the historic district would be obligated to undergo review by the HDC for design, mass, and character compatibility with the historic site and neighborhood. This review would include the character of South Van Buren Street.

Although the majority of houses on South Van Buren Street are not within the historic district, there are several inventoried historic resources on the street that are included in the Rockville Historic Buildings Catalog. This catalog serves as the equivalent to the Montgomery County Atlas of Historic Sites and serves as the preliminary identification step in the designation process. These properties would be required to undergo review by the Historic District Commission if a substantial alteration, such as demolition or a substantial change in the facade and height, is proposed. At that review, the HDC would evaluate the site for historic, cultural or architectural significance to the City and make a recommendation to the Mayor and Council.



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Home > Government > Boards and Commissions > Planning Commission > 1999 > Staff Reports > PLT98-0150 and PLT98-0154 - Memo

Select Language

Powered by Google Translate

October 21, 1999

MEMORANDUM

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Final Record Plat Application PLT98-0150 and PLT98-0154
Dr. John Law, Applicant

The above referenced Final Record Plat applications were previously considered by the Commission and denied. The Commission actions were appealed to the Circuit Court for Montgomery County which remanded the proposed subdivision to the Commission for further consideration and findings.

The two applications are identical and involve a proposed two-lot subdivision at 100 South Van Buren Street. The subject property is located within the West Montgomery Avenue Historic District and is currently improved with the historic Prettyman House. The proposed subdivision would create a larger lot in excess of 18,000 square feet fronting West Jefferson Street and a smaller approximately 9,000 square foot lot fronting South Van Buren Street. The larger lot would include the Prettyman House and existing in-ground pool, and carport; the smaller, vacant lot would be available for development.

Only four members of the commission were present when application PLT98-0150 was considered on October 21, 1998. That application was denied when a motion for approval failed on a 2-2 vote. Subsequently application PLT98-0154 was filed by the applicant in an attempt to persuade the Commission that Section 25-749 (b) of the Zoning Ordinance, which became an issue in the first application, did not apply to his proposed subdivision. That second application was denied when the Commission determined that the applicant did not provide new information or prove that erroneous information had been considered during the previous proceedings. That denial was also appealed to the Circuit Court and consolidated with the earlier appeal.

The interpretation and application of Section 25-749 (b) of the City of Rockville Zoning and Planning Ordinance was a central issue in Applicant's appeal. That section reads as follows:

Resubdivision of existing lots. In any resubdivision of developed or undeveloped lots within an existing residential area, the Commission shall maintain, to the extent feasible, the average area and frontage of existing lots within five hundred (500) feet of the proposed subdivision. This requirement shall supersede the minimum lot size and frontage requirements of the applicable zone, except where the average lot size or frontage of the existing lots is smaller than the minimum requirements of the zone, in which case the minimum shall apply.

In his appeal, the Applicant contended that Section 25-749 (b) of the City of Rockville Zoning and Planning Ordinance did not apply to his application because it was not a resubdivision but rather a first time subdivision. In an Opinion and Order, Judge Mason found that the Commission had correctly determined that the application involved a re-subdivision to which Section 25-749 (b) could apply. However, the Court could not find that the Commission had made any determination as to whether strict adherence to that section was feasible in this case given the unique historic significance of the structures situated on Dr. Law's lot. The Court, therefore, reversed the decision of the Commission and remanded the application to the Commission to address the feasibility standard of Section 25-749 (b).

As directed by the Court, the Commission's task now is to make specific findings as to whether Applicant's subdivision proposal maintains **to the extent feasible**, the average area and frontage of existing lots within five hundred (500) feet of the proposed subdivision.

Staff concurs with Judge Mason's observation that the language of Section 25-749 (b) clearly vests the Commission with some discretion. Indeed, when the Commission considered creating Section 25-749 (b) it requested that the City attorney include appropriate language to allow the Commission some discretion in the application of this section. Staff has determined that discretion and flexibility is required in applying the minimum area requirements of Section 25-749 (b) to the subject application in light of the character of the surrounding neighborhood. Search

The earlier staff reports (copies attached) calculated the estimated average area and frontage of existing lots within 500 feet of the proposed subdivision (the neighborhood). As noted in those reports, the proposed larger lot exceeds the average area and frontage, while the smaller lot equals the average frontage but is smaller than the average lot area. Staff further noted that the subject neighborhood is eclectic with no uniformity in lot sizes and includes both small and large lots. The Introduction to the adopted Neighborhood Plan for the West End similarly observes that "the result of the patchwork development pattern and variety of architectural styles is a unique neighborhood, recalling both the small town of the past and the growing city of today." Therefore, the average lot size of approximately 14,000 square feet is a somewhat artificial number that reflects neither the diversity of lot sizes nor the unique character of the neighborhood.

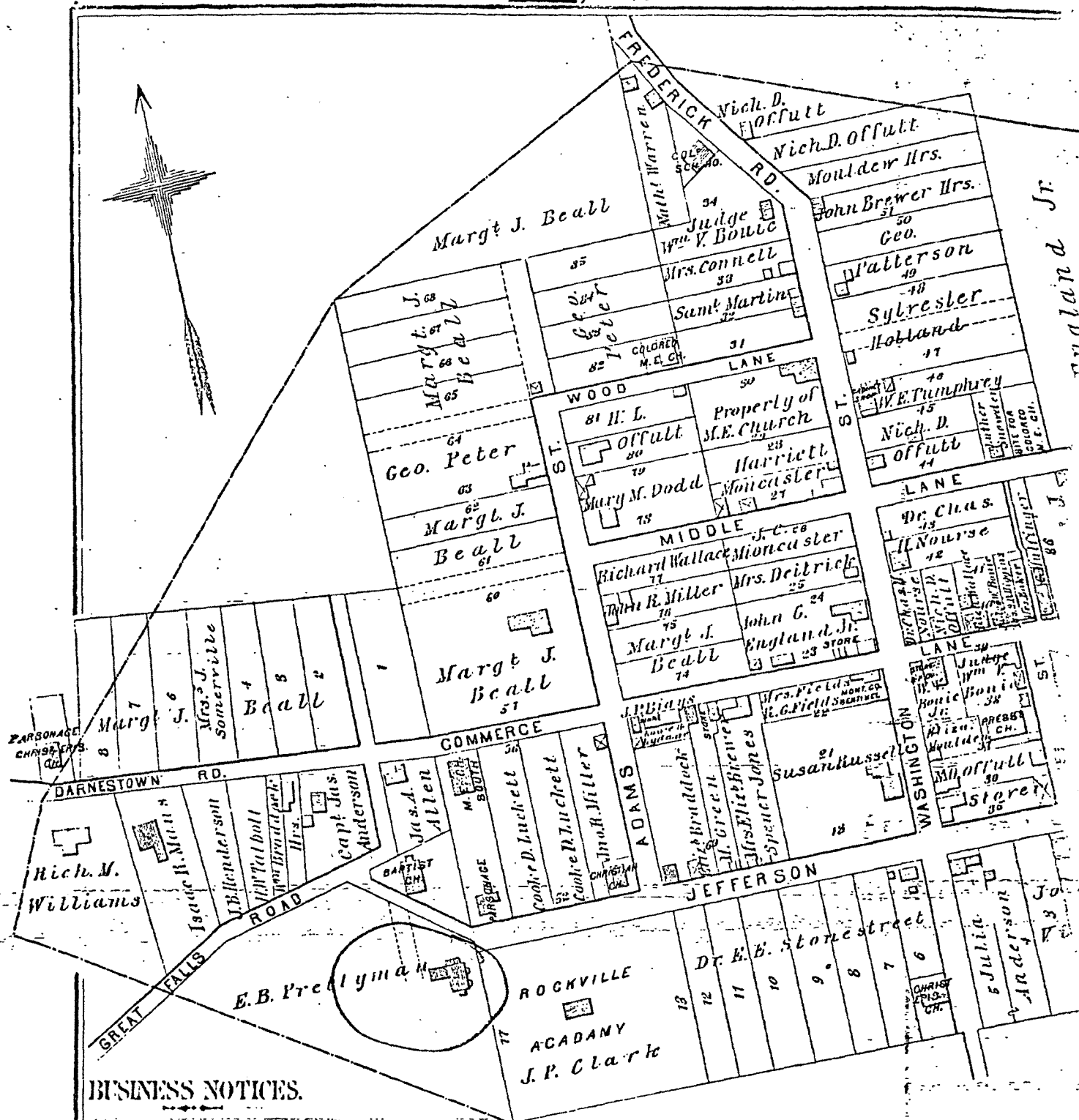
Although the Applicant's existing lot is large enough to divide into two equal lots that would come close to meeting the average lot size in a 500 foot area, such a subdivision would negatively impact the historic Prettyman house and its surroundings. Such an even division of the subject property would not only require the removal of an in-ground pool and carport that are more than 50 years old, it would likely result in a significant reduction, if not destruction, of the garden setting and open space that frames the Prettyman house and provides and maintains a necessary buffer between the historic house and other structures and enhances the streetscape along South Van Buren Street. In addition, the creation of a lot on South Van Buren Street that approximates 14,000 square feet will invite, for economic reasons, the construction of a larger home than could be constructed on the proposed 9,000 square foot lot, which would further threaten the historic charm and character of the Prettyman house and surrounds.

Applicant's proposed subdivision, however, does not have these negative impacts on the existing historic house or the Historic District. (See the attached recommendation of the Historic District Commission) The proposed smaller lot fronting South Van Buren Street would maintain an appropriate landscaped buffer between the Prettyman House and any new development on the lot. The lot's smaller size would also restrict the size of any house that could be built there. Moreover, since the proposed smaller lot is equal in size to many lots in the area, it would be consistent with, and not adversely affect, the eclectic character of the neighborhood. Therefore, Staff does not believe that enlarging the lot fronting South Van Buren Street to more closely approximating the average lot size within a 500 foot area materially benefits or protects the neighborhood so as to warrant or justify the resulting negative impact on the Prettyman house and the Historic District. Staff concludes that the strict application of the area requirements of Section 25-749 (b) is not feasible in light of the probable adverse impacts on the historic structure and surrounding area that would result from such strict application.

Staff has consistently supported this application and continues to do so for the reasons set forth herein and in its prior reports to the Commission. Staff, therefore, recommends that, for the reasons stated above and identified in the prior staff reports, the Commission find that the application maintains, to the extent feasible the average area and frontage of existing lots within five hundred (500) feet of the proposed subdivision and satisfies all of the developments standards and subdivision regulations of the Zoning Ordinance.

Attachments

HOPKINS ADLIS, 1079



BUSINESS NOTICES.

ATTORNEYS AT LAW.

Spencer C. Jones,
Attorney at Law and Solicitor in
Chancery.
Rockville, Md.

Hattersly W. Talbot,
Attorney at Law,
Office on Ferry St.

Anderson & Bonie,
Attorneys at Law in Chancery.
The Andersons, W. V. Bonie, Jr.

James Dawson,
Attorney at Law.

John T. Vinson,
Attorney at Law.

Peter & Henderson,
Attorneys at Law.
Geo. Peter, Mrs. P. Henderson.

MERCHANTS.

James P. Biays
Dealer in Dry Goods, Groceries,
Notions, etc.

D. F. Owens,
Dealer in Dry Goods, Groceries, Notions,
Glass, Stationery, Sewing, Dyes and
Fibers and Cigars.

David H. Bonie,

Dealer in Dry Goods, Groceries and
Merchandise Generally.

Stephen B. Lyddane,

Dealer in Groceries, Wines, Lard, Candles,
Fertilizers, Agricultural Implements and
App. H. H. Depot.

MISCELLANEOUS.

Henry Insley,

Manufacturer of Jewellery and All kinds of
Simple Case Spring.
Rockville, Md.

W. H. Crismond,

Hair Dressing and Shaving Saloon,
also Music furnished at Shortest Notice
on reasonable terms.

Alex. Wilbourn,

Agent for P. Zell & Sons,
of Baltimore, Md.
Manufacturers of Fertilizers.

Warren Sawin,

Manufacturer and Dealer in Pure
Cider and Cider Vinegar.
P. O. Address: South Edick, Md.

M: 26/10/3
The Prettyman House
Attachment 7.3

104 West Jefferson before 1876
(tentatively dated by family Fall, 1873)



PHOTO DATED 1873 BY
PRETTYMAN FAMILY
PHOTO - MONT. CO HISTORICAL SOCIETY

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	1876 alterations/addition	<input type="checkbox"/> other (specify)
1841-42, altered 1876		James H. McGill architect		
Specific dates additions 1876		Builder/Architect James B. Edmonston, builder		

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance
The Prettyman house is architecturally noteworthy as an example of an 1840s popularized Greek Revival vernacular house, remodeled and enlarged to its present configuration in 1876. It is associated with five generations of the Johnston-Prettyman family who were notable in public service, education, religion, and the military.

History and Support

Solomon Holland was the Register of Wills for Montgomery County from 1808 until his death in 1839. After his death his late 18th century home on South Washington Street (Site M:26/11/5) devolved to his sons. His wife, Matilda, chose a 13-1/2 acre lot at the western boundary of the Town of Rockville adjoining the Rockville Academy, across from the Baptist Cemetery, and stretching south along the Road to Great Falls. 1/ On this site in 1841-42, the subject house was constructed for Capt. Zachariah T. Johnston and his wife Anne Holland Johnston, daughter of Solomon and Matilda Holland. 2/ The house is specifically mentioned in a receipt dated 1845 for a burial plot in the cemetery.

A photograph of the Prettyman family and the house taken in 1873 shows the appearance of the original house before alteration. The 1-1/2 story frame dwelling had gabled dormers, exterior end chimneys, and a side wing. The front facade was decorated by a pedimented entry porch with classical columns in the Greek Revival style. 3/ (Photo, attachment 7.3)

Capt. Johnston served 41 years in the U.S. Navy. One of his tours of duty included patrolling the Pacific waters off the coast of California during the 1849 Gold Rush. 4/ According to the 1850 census this Rockville residence sheltered his wife, his mother-in-law and his five daughters.

continued on attachment 8.1

M:26/10/3
 The Prettyman House
 Attachment 8.1

Johnston's eldest daughter married Oscar Badger, USN; that branch of the family continued the Naval tradition for three generations. His daughter Mary married Cooke Luckett, teacher and later Principal of the Rockville Academy. His second daughter Lydia was 17 years old in 1850.

Elijah Barrett Prettyman was the son of a Methodist Minister, a graduate of Dickinson College, and a teacher when he came to Rockville in 1851 to read law with Judge Richard Bowie. 5/ He and Lydia Johnston were married in 1855, by which time he had become Principal of the Brookeville Academy. He remained in Brookeville until 1863 when he returned to Rockville to become Clerk of the Circuit Court for Montgomery County, a public office he held for 22 years.

Mrs. Holland sold the 12 acres surrounding the residence to Elijah for \$960 in 1867, but retained title to the house until her death in 1870. Elijah bought the homestead from the other heirs for \$1,440 in 1872.
6/

Washington D.C. Architect James H. McGill was engaged to remodel and enlarge the old house in the newest Victorian style. He substituted a full width "Piazza" on the first floor for the original porch. Changes to the fenestration and roof lines are shown on the extant elevations and plans, "Drawings of Alterations and Additions to the E.B. Prettyman House, Rockville, Md", now held by the present owner. The Sentinel of December, 1876 (see attachment 8.3) noted the completion of the work by local contractor John B. Edmonston and described the size of the house and its custom features such as black walnut panelling in the library, rose tinted wallpaper and the latest silver Latrobe stoves. The kitchen wing is not shown on the architectural drawings, but it is believed that the mansard roof now present on this wing was done at the same time. 7/

Some of the surrounding acreage was sold later as the west end of Rockville became a desirable suburban address. One lot was sold to Mr. Prettyman's deputy R.S. Patterson. Both Marian Prettyman, who married local newspaper publisher Albert Almoney, and the widowed Sophia Higgins purchased lots on the west side of the Prettyman stable lane, later platted as South Van Buren Street.

In 1899 Mr. Prettyman was appointed the third State Superintendent of Schools: at that time the job also included the position as Principal of the State Normal School at Towson. He retired to Rockville in 1905 and died two years later. Lydia Prettyman died in 1919; subsequent occupants of the house included the children and grandchildren of the couple, including the widower Rev. Forrest Prettyman, Chaplain of the U.S. Senate; Miss Lydia Prettyman, Deputy Register of Wills for Montgomery County, and various maiden aunts. 8/ Financial considerations forced the sale of most of the property with its grove of chestnut trees. The land on Falls Road was sold for development, and the stone dairy, stable and other outbuildings disappeared as Van Buren Street was extended southward.

continued on attachment 8.2

M:26/10/3
 The Prettyman House
 Attachment 8.2

Charles Wesley Prettyman and his wife Ruth were the last of the family to own the house. Mr. Prettyman was an attorney and member of the Rockville City Council. By the time of their purchase in 1954 the old house was badly deteriorated and required rehabilitation and modernization.

Between 1968 and 1974 James Hathaway owned the house; since 1974 it has been the property of John Law, D.D.S. who maintains his office on the second floor of the old kitchen wing. 9/

This once quiet neighborhood is now threatened by the heavy traffic, pollution and noise which are the products of its proximity to three heavily travelled arteries into Rockville.

Footnotes:

1. Montgomery County Wills W356(1839) and Montgomery County Land Records BS10/300-302 (1840). Boundary Stone II of the Town of Rockville was planted in 1803 at the southwest corner of the Rockville Academy lot, one of the eastern boundaries of the subject property.
2. Land Records, STS 5/212 (1851). The date of construction is based on a rise in the assessed value of the property from \$574 to \$1,800 in the 1841-42 Tax Assessment records.
3. Montgomery County Historical Society Photograph Collection # 066-001-123A, date provided by Prettyman family as Fall, 1873.
4. Montgomery County Sentinel March 25, 1859 obituary. His log book for the "Forty-Niner" period was donated to the Montgomery County Historical Society, but has not been seen for 15 years.
5. Men of Mark in Maryland, Johnson-Wynn Co., (D.C.) 1907, Vol.I, p. 291 and Abstracts of the Minute Books of the Brookeville Academy.
6. Land Records, EBP4/342 (1867) and EBP 10/238 (1872). Although Mr. Prettyman is shown as the owner/occupant of the house on the Martinet & Bond Map of 1865, this is an error as is the outline of Jefferson Street all the way to Falls Road; until the 1890's, Jefferson Street was a dirt path at this point.
7. Two years later, Edmonston constructed a mansard-roofed house for H.W. Talbott nearby at 208 West Montgomery Avenue.
8. Prettyman family genealogies, newspaper articles and church records of various dates 1855-1954.
9. Land Records 2981/648 (1954), 3748/390 (1968) and 4585/474 (1974). The kitchen wing suffered a fire in 1906 which the Sentinel of November 16 said left that portion a "wreck" but did little damage to the main building.